

ORDINANCE No. 989

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF REDLANDS, CALIFORNIA, ORDINANCE No. 375, ADOPTED MAY 15, 1947, BY ADDING A NEW SECTION THERETO CREATING A FIRST RESIDENTIAL DEEP LOT ZONE TO BE KNOWN AS R-1-D.

The City Council of the City of Redlands do ordain as follows:

SECTION ONE: That Ordinance No. 375 of the City of Redlands shall be amended by adding a new Section thereto, entitled Section 6A, creating a second First Residential Zone to be known as R-1-D, and which shall read as follows:

SECTION 6A. ZONE E or FIRST RESIDENTIAL ZONE. That a second First Residential Zone covering the following areas within the City of Redlands shall be established:

(a) All of the lots within the following street boundaries:

Area 1: Colton Avenue, Church Street, Brockton Avenue and Occidental Drive.

Area 2: Brockton Avenue, Occidental Drive, College Avenue, and University Street.

That the following regulations, standards of development and uses shall apply in the above described R-1-D Zone:

I. USES PERMITTED:

No building, structure or land shall be used, and no building or structure shall hereafter be erected, structurally altered or enlarged except for the following purposes:

A. Uses permitted in the First Residential District.

B. On existing deep lots (lots greater than 162 feet in depth) not more than (2) single family dwellings may be constructed providing all of the provisions of Paragraph II (Property Development Standards) are complied with.

II. PROPERTY DEVELOPMENT STANDARDS:

A. Minimum lot area: 8,100 square feet.

B. Minimum lot dimensions: 50 feet width; 162 feet depth.

C. Maximum population density: 4,000 square feet of lot area per dwelling.

D. Maximum coverage of lot by structures: 35 per cent of lot area.

E. Maximum building height 2½ stories or 35 feet.

F. Before a building permit is issued by the Inspection Department for a dwelling on the front of a lot with an existing rear dwelling, said rear dwelling shall be brought up to a minimum of building standards, such as ceiling heights, window ventilation, kitchen and bathroom facilities, wiring, etc.

G. Requirements for yards:

1. There shall be no overlapping or reductions in existing yards related to existing structures.

2. Front Yards:

Each lot or building site (both front and rear building sites) shall have a front yard extending the full width of the lot or building site, said yard to be not less than 25, twenty-five, feet in depth, but not greater than forty (40) feet.

3. Side Yard:

Each lot or building site shall have a side yard on both sides of the main building or buildings of not less than five (5) feet.

4. Rear Yard:

Each lot or building site shall have a rear yard of not less than twenty-five (25) feet.

(a) Accessory buildings may be located in a required rear yard provided

the lot coverage provisions of this ordinance are complied with.

(b) When lots are served by an existing alley, no accessory buildings having openings on said alley shall be closer to the alley lot line than twenty (20) feet. Main buildings shall be a minimum of twenty-five (25) feet from said alley line.

5. Front and Rear Yard Combinations:

(a) Space between main buildings on the same lot shall be not less than forty (40) feet, said space to provide a rear yard for the rear dwelling and a front yard for the front dwelling.

(b) Vehicular access shall be provided to the rear building either from a dedicated and improved alley, or by way of a paved access not less than twelve (12) feet in width.

(c) If vehicular access is provided from an alley there shall be a pedestrian access not less than five (5) feet in width from the front lot line to the rear dwelling; said access to have a paved walk not less than three (3) feet in width.

(d) Accessory buildings may be located in a required rear yard and a front and rear yard combination provided said accessory buildings are not closer than ten (10) feet from any main building and further provided in cases where said accessory building is within the area created by the projection of the side lines of the main building toward the front or rear of the lot, in which case there shall be a twenty-four (24) foot space between the main and accessory building.

6. Corner Lot:

(a) No building shall be closer to the property line on the side street (the street upon which the lot has its longest dimension) than fifteen (15) feet.

(b) If said lot is a reversed corner lot, no building shall be closer to the property line on the side street (the street upon which the lot has its longest dimension) than fifteen (15) feet.

7. Parking. See first residential district.

8. Fences, Hedges and Walls. See first residential district.

9. Signs. See first residential district.

10. No lot or parcel of land held under separate ownership at the time of this ordinance became effective shall be separated in ownership or reduced in size below the minimum standards provided for lots in the first residential district.

SECTION TWO:

This Ordinance shall take effect and be in force as provided by law.

SECTION THREE:

The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published once in the Redlands Daily Facts, a daily newspaper hereby designated for that purpose.

JOHN H. ELKINS,
Mayor of the City of Redlands.

Attest:

H. R. WHALEY,
City Clerk.

I hereby certify that the foregoing ordinance was duly adopted by the City Council of the City of Redlands at a regular meeting thereof held on the 17th day of May, 1955, by the following vote:

AYES: Councilmen Osburn, Morlan, Romo, Anderson and Mayor Elkins.

NAY: None.

ABSENT: None.

H. R. WHALEY, City Clerk.

By Hazel M. Soper, Deputy.

(SEAL)